



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
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TECHNICAL STAFF REPORT
MAPLE LAWN FARMS

Planning Board Meeting of July 11, 2013

File No./Petitioner:

SDP-13-071, NVR, Inc.

Project Name:

Maple Lawn Farms, Westside District, Area 3, Lots 72-84 and 109-114

Request:

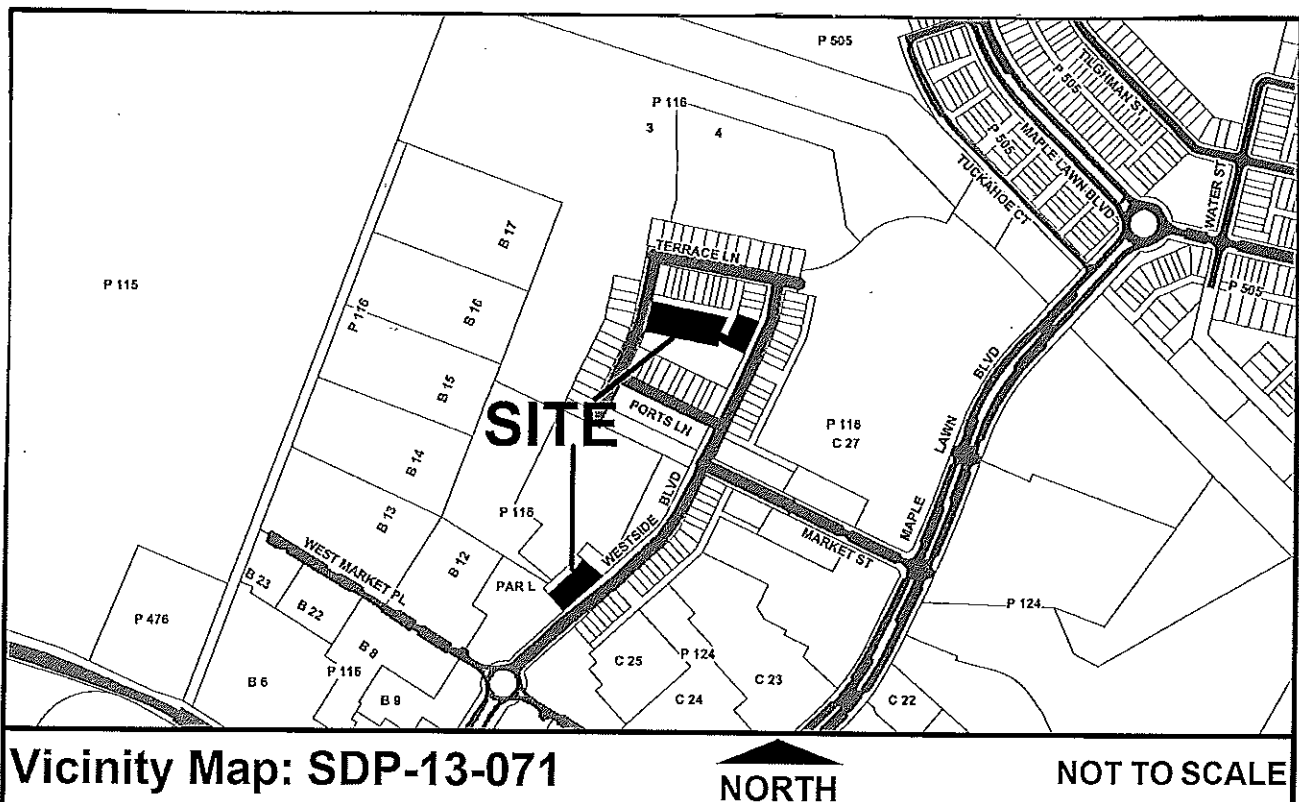
The request is for approval of a site development plan (SDP) for the construction of 19 single family attached (SFA) dwellings and other related site improvements in accordance with Section 127.F.1 of the Howard County Zoning Regulations. The site area for this SDP is approximately 1.35 acres of the 605.3 acre total tract area for Maple Lawn Farms and is zoned "MXD-3" (Mixed Use Development).

Location:

The single family attached dwellings will be located along Radcliff Lane, west of Maple Lawn Boulevard and north of Route 216 (in the Westside District), identified as Parcel No. 116 on Tax Maps 41 and 46, Grid Nos. 3 and 21 in the Fifth Election District of Howard County, Maryland.

DPZ Recommendation:

Approval, subject to compliance with any comments from the Planning Board. There were no outstanding comments received from reviewing agencies regarding this development proposal.



Vicinal Properties:

The 19 townhouse units will be located in the Westside District, Area 3, of the Maple Lawn Farms project and are surrounded by the following:

North Side - To the north of Lots 72-84 are Lots 54-67 of Westside District (Area 2). To the north of Lots 109-114 is Non-Buildable Bulk Parcel V of the Westside District (Area 3) and Open Space Lot 68 of the Westside District (Area 2)

East Side - To the east of Lots 72-84 is Westside Boulevard and Lots 31-39 of Westside District (Area 2). To the east of Lots 109-114 is Westside Boulevard and Lots 1-7 and Common Open Area Lot 69 of Westside District (Area 2)

South Side - To the south of Lots 72-84 is Open Space Lot 115 of Westside District (Area 3). To the south of Lots 109-114 is Non-Buildable Bulk Parcel L of the Westside District (Area 1).

West Side - To the west of Lots 72-84 is Terrace Lane and Lots 96-108 of the Westside District (Area 3). To the west of Lots 109-114 is Non-Buildable Bulk Parcel V of the Westside District (Area 3)

Site History:

- **ZB Case No. 995M** for the establishment of the Maple Lawn Farms MXD Preliminary Development Plan and Development Criteria approved December 29, 2000 and the PDP documents were signed by the Zoning Board on February 8, 2001.
- **PB Case No. 353**, Comprehensive Sketch Plan and Development Criteria approved by the Planning Board on July 11, 2001.
- **S-01-17**, Sketch Plan for the entire Maple Lawn Farms MXD project received signature approval on August 1, 2001.
- **ZB Case No. 1039M** to establish the MXD District for the former Wessel and Oliver Properties and to amend the previously approved PDP for Maple Lawn Farms was approved on March 20, 2006.
- **PB Case No. 378**, Amended Comprehensive Sketch Plan and Development Criteria approved by the Planning Board on January 25, 2007.
- **S-06-16**, Amended Sketch Plan for the entire 605.3 acre Maple Lawn Farms MXD project received signature approval on February 20, 2007.
- **P-12-01**, Preliminary Plan to establish the Westside District, Area 3, received signature approval on June 15, 2012.
- **F-13-003**, Final Plan to establish the Westside District, Area 3, Lots 72-114, Open Space Lot 115, Common Open Area Lots 116 and 117 and Non-Buildable Bulk Parcels U and V. This plan was recorded on March 8, 2013.

Site Analysis:

Site Improvements - This SDP proposes the construction of 19 SFA residential dwelling units and other related site improvements. This SDP is designed in accordance with the "Traditional Neighborhood Design" (TND) concept with the townhouses fronting closely to the public streets to define an urban streetscape to promote pedestrian traffic within the community. On the south side of Radcliff Lane, there are nine (9) townhomes that will front green space (Open Space Lot 115) and will have attached garages at the rear of the lots served by a 16' wide paved private use-in-common alley (Radcliff Lane). On the west side of Westside Boulevard, there are ten (10) townhomes that will have attached garages at the rear of the lots served by a 16' wide paved private use-in-common alley. Each of the SFA units will accommodate their required two off-street

required for these units (19 units x 2 spaces each) with 38 parking spaces provided within two car garages. In addition, there are un-striped on-street parking spaces provided for overflow and visitor parking within the nearby Terrace Lane and Westside Boulevard right of ways. No parking is permitted on Radcliff Lane (the private alley).

Storm Water Management (SWM) - Storm water management for this project is provided in regional SWM facilities constructed under Final Plans, F-05-055, F-05-112 and F-13-003.

Environmental Considerations - There are no 100 year flood plain, wetlands, streams or buffers located within the subject residential lots.

Landscaping - The Landscape Plan for this project complies with the alternative compliance provision of the Howard County Landscape Manual and the Maple Lawn Farms Landscape Design Criteria. The developer is providing the required shrubs (at a rate of 1 per 4 feet of lot width at BRL). A total of 145 shrubs and 15 ornamental flowering trees shall be planted along the fronts of the units and the sides of those units which are adjoining a public road.

Forest Conservation - This project previously addressed the forest conservation requirements of Section 16.1200 of the Howard County Code under the processing of Final Plan, F-08-054.

Adequate Public Facilities - This project passed the tests for road adequacy and open schools under the CSP, S-01-17 and Amended CSP, S-06-16.

Development Criteria - This SDP complies with all development criteria requirements approved under S-06-16 and PB Case No. 378. All proposed SFA dwellings and related improvements comply with the setback and height requirements that are outlined under the CSP, S-01-17 and the Amended CSP, S-06-16.

Planning Board Criteria:

This SDP is in compliance with the five criteria requirements of Section 127.F.2 of the Howard County Zoning Regulations for Planning Board approval of a site development plan as follows:

1. **Is consistent with the approved Preliminary Development Plan (PDP), Comprehensive Sketch Plan (CSP) and Development Criteria.**

The site design for the proposed SFA residential dwellings and associated site improvements are consistent with the approved PDP, CSP and Development Criteria requirements approved for this project. This SDP is also consistent with the purpose and design concept for a "Traditional Neighborhood Design" (TND) development.

2. **Satisfies the applicable requirements of Section 127.E.3 (Decision by the Planning Board for the CSP and Development Criteria).**

This SDP satisfies the requirements of Section 127.E.3 of the Zoning Regulations which describes the Planning Board's approval decision of the CSP and the Development Criteria. The Planning Board approved the amended CSP and Development Criteria under PB Case No. 378 by a Decision and Order dated January 25, 2007.

3. **Makes effective use of landscaping to provide buffers where needed and to enhance the site design.**

The home builder proposes to install enhanced landscaping for each of the SFA lots at or above what is mandated by the approved PDP, CSP, the Howard County Landscape Manual and the MLF Landscape Design Criteria. The MLF Landscape Design Criteria requires the planting of 1 shrub per 4 linear feet of lot width in the front yard and no landscaping in the side or rear yards, unless the lot is a corner lot facing a public street where 1 shrub per 4 linear feet of side building length is required. For residential building types fronting an attached green (Open Space Lot 115), street trees shall be planted in front of the structures and within the public open space. The developer shall substitute the required 6 shade trees (required for residential buildings fronting an attached green area) with a total of 12 ornamental trees, with 3 additional ornamental trees to be located within the green area. Therefore, together with the required streetscape planting along the public streets and the 145 shrubs and 15 ornamental flowering trees, the site design for the SFA lots will be enhanced.

4. **Provides squares, plazas or other useable landscaped areas within apartment developments, office developments or focal points.**

This SDP in conjunction with Final Plan, F-13-003, will provide the landscaping and other site amenities including street lighting, street trees and pedestrian sidewalks as part of the development of these townhouse units. A community square/open space area (Open Space Lots 68 and 115) and a future open space recreational area (Open Space Lot 4) will be provided in accordance with the approved PDP, CSP and other future site development plans for this project.

5. **Implements the pedestrian circulation system for the MXD Use Development.**

This SDP in conjunction with approved Final Plan, F-13-003 and other approved or future SDP's will provide the pedestrian circulation system including sidewalks, pathways and crosswalks for the Westside District of Maple Lawn Farms. Sidewalks will be provided on both sides of all public streets adjacent to the proposed townhouse units in accordance with approved Final Plan, F-13-003 and this SDP.

SRC Action:

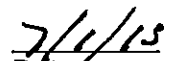
On June 13, 2013, the Subdivision Review Committee (SRC) determined this SDP may be approved, subject to compliance with the SRC comments. The SRC comments primarily addressed the need to make minor drafting revisions to the SDP prior to signature approval by DPZ.

Please note that this file is available for public review at the Department of Planning and Zoning's public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.

Recommendation:

The Department of Planning and Zoning recommends that the Planning Board approve this SDP, subject to compliance with the SRC agency comments issued for SDP-13-071.


Marsha S. McLaughlin, Director
Department of Planning and Zoning


Date